



5 Bed House - Detached

2 Squirrel Walk Duffield Bank, Duffield, Belper DE56 4BG
Offers Around £735,000 Freehold



5



3



2



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Individual Detached Home
- Ecclesbourne School Catchment Area
- Far-Reaching Views – Tranquil Private Position
- Potential to be Improved & Extended (Subject to Planning Permission)
- Lounge, Family Room, Dining Room
- Living Kitchen/Dining Room & Utility/Cloakroom
- Five Double Bedrooms & Two Bathrooms
- Private Well Established Gardens
- Driveway & Double Garage
- Rare To The Open Market

ECCLESBOURNE SCHOOL CATCHMENT AREA – A fine individual detached residence occupying an elevated and prominent position nestling into the attractive Duffield Bank area with far reaching views across the Derwent Valley.

Nestled in the serene surroundings of Duffield Bank, this detached house offers a unique opportunity for those seeking a spacious family home with potential for improvement. The property boasts three reception rooms, five bedrooms and two bathrooms, providing ample space for family living or guest accommodation.

The tranquil and private position enhances the appeal, offering a peaceful retreat from the hustle and bustle of everyday life.

This individual detached home presents a canvas for those looking to personalise and enhance their living space, allowing for the creation of a truly bespoke residence.

SPECIAL NOTE – The property is set within the historical grounds of the home of Sir Arthur Heywood who in 1874 built Duffield Bank Railway. A further point of note is that the Derwent Valley is one of the few World Heritage Sites.

The Location

The village of Duffield provides a range of amenities, including a varied selection of shops, fine restaurants, village inns and schools to include The Meadows and William Gilbert Primary School together with the noted Ecclesbourne School. In addition there is a train service to Derby city centre which lies some five miles to the south of the village. Local recreational facilities within the village include squash, tennis and the Chevin golf course. The thriving market town of Belper lies approximately three miles north and provides a more comprehensive range of shops and leisure facilities.

Accommodation

Ground Floor

Recessed Storm Porch

With quarry tiled flooring and entrance door opening into entrance hall.

Entrance Hall

15'1" x 6'3" (4.60 x 1.92)

With radiator and staircase leading to first floor.

Cloakroom

7'7" x 3'0" (2.32 x 0.93)

With low level WC, pedestal wash handbasin and window.

Lounge

23'8" x 15'3" (7.22 x 4.67)

With stone fireplace with inset living flame gas fire and raised quarry tiled hearth, coving to ceiling, pleasant far-reaching views, radiator, two matching arched windows either side of chimney breast, window to front and internal double opening doors.



Family Room

15'2" x 11'3" (4.64 x 3.45)

With radiator and window with bow window overlooking rear garden.



Dining Room

13'9" x 11'3" (4.21 x 3.45)

With serving hatch giving access to kitchen/dining room, radiator, double glazed sliding patio door opening on to garden and internal double opening doors.



Kitchen/Dining Room

20'2" x 13'3" (6.17 x 4.06)

With double stainless steel sink unit with mixer tap, wall and base cupboards, worktops, built-in Smeg hob, built-in electric fan assisted oven with warming plate drawer underneath, built-in combination microwave oven, radiator, far-reaching views to front, windows to front and side and half glazed door giving access to garden.



Utility Room

13'3" x 8'3" (4.05 x 2.54)

With single stainless steel sink unit with mixer tap, fitted worktop, fitted base cupboard, plumbing for automatic washing machine, space for tumble dryer, wall mounted boiler, window overlooking garden, radiator and half glazed door giving access to garden.

First Floor Landing

17'3" x 10'1" (5.26 x 3.09)

With pleasant far-reaching views, radiator, access to roof space, window and built-in double cupboard providing storage with shelving.

Double Bedroom One

17'5" x 12'10" (5.33 x 3.92)

With two built-in double wardrobes, radiator, pleasant far-reaching views, window and open archway leading to dressing room.



Dressing Room

6'2" x 5'2" (1.90 x 1.59)

With radiator and door giving access to en-suite bathroom.



En-Suite Bathroom

9'9" x 6'1" (2.98 x 1.87)

With bath with mixer tap/shower attachment, pedestal wash handbasin, bidet, low level WC, fully tiled walls, heated towel rail/radiator and window.



Double Bedroom Two

15'4" x 11'6" (4.68 x 3.52)

With built-in double wardrobe, radiator (potential area for second en-suite) and window to rear.



Double Bedroom Three

13'6" x 10'0" (4.13 x 3.05)

With built-in double wardrobe, radiator and window to rear.



Double Bedroom Four

11'7" x 11'6" (3.54 x 3.52)

With built-in double wardrobe, radiator and window to rear.



Double Bedroom Five

13'7" x 10'6" (4.16 x 3.22)

With radiator, pleasant far-reaching views and windows to side and front.



Family Bathroom

10'7" x 5'10" (3.24 x 1.80)

With bath, pedestal wash handbasin, low level WC, separate corner shower cubicle with shower, fully tiled walls, tile floor, built-in double cupboard housing the hot water cylinder, heated chrome towel rail/radiator and window.



Front Garden

To the front of the property is a lawned fore-garden with brick retaining wall and pathway leading to the entrance door.



Side Garden

Laid to lawn with flowerbeds, shrubs, charming brick wall and large patio/terrace providing a pleasant sitting out and entertaining space.



Rear Garden

A charming, enclosed, rear garden with a varied selection of shrubs, plants, rockery, patio and charming old brick wall.



Driveway

A driveway provides car standing spaces.

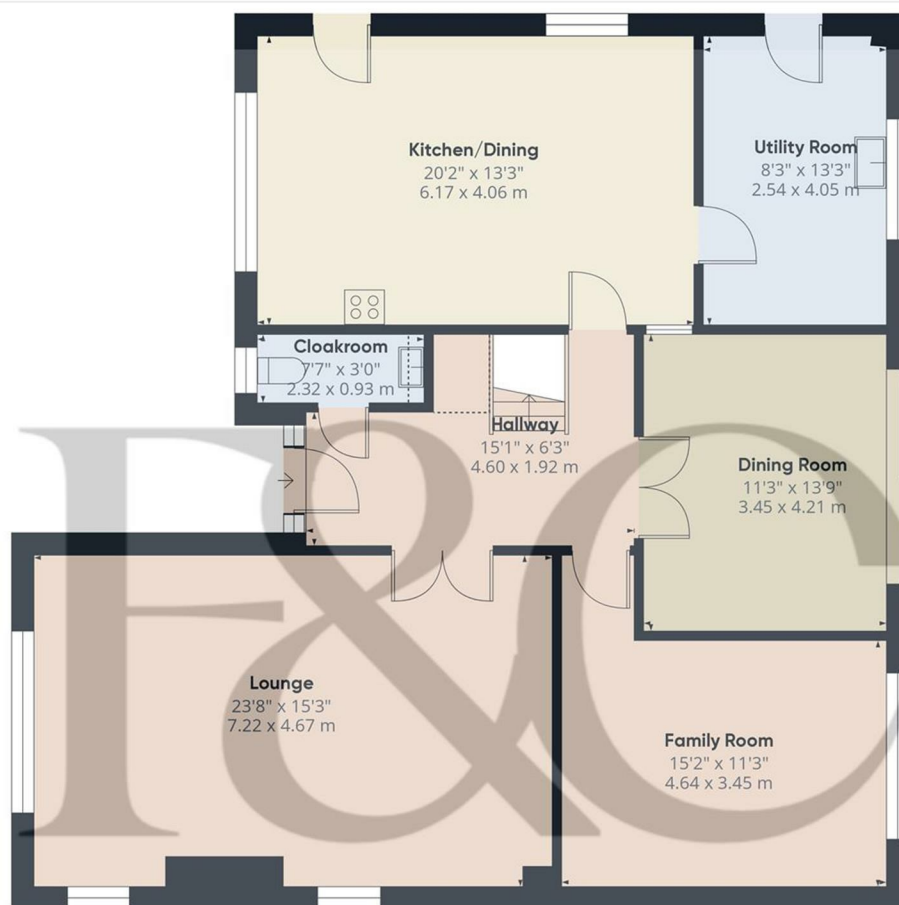
Double Garage

18'11" x 17'7" (5.78 x 5.36)

With concrete floor, power, lighting and up and over front door.



Council Tax Band G



Floor 0 Building 1

Approximate total area⁽¹⁾

1242.58 ft²
115.44 m²

Reduced headroom

10.79 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

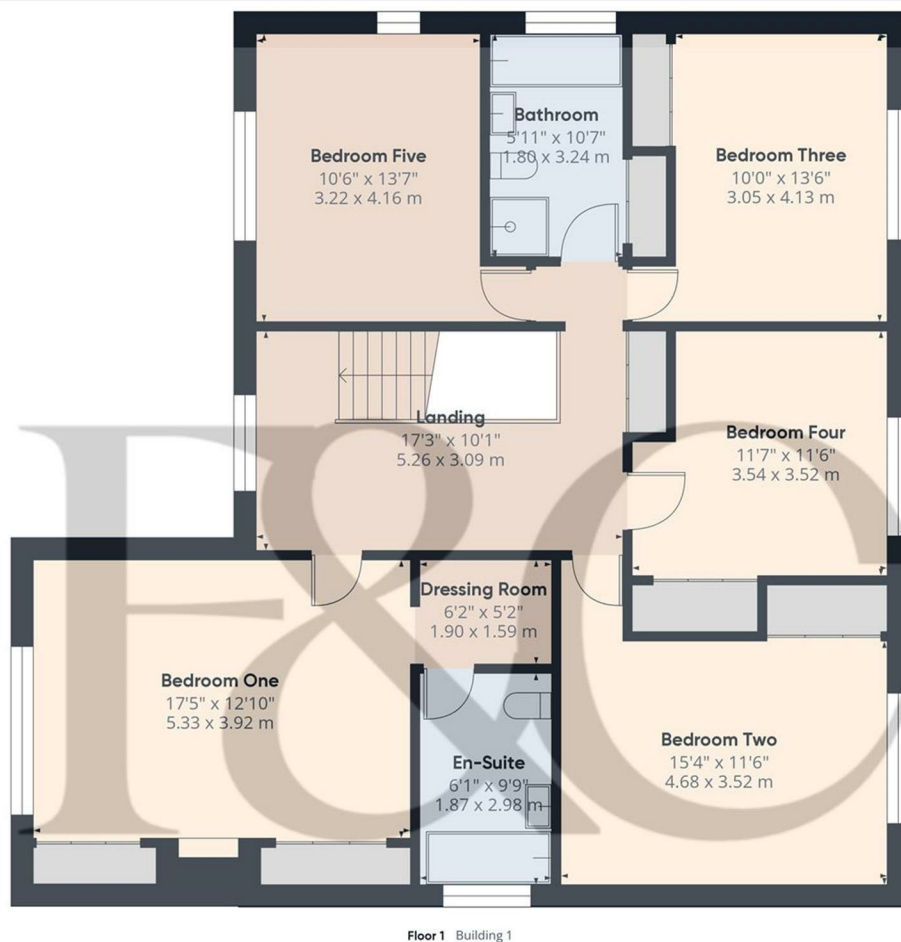
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total area⁽¹⁾
 1227.62 ft²
 114.05 m²

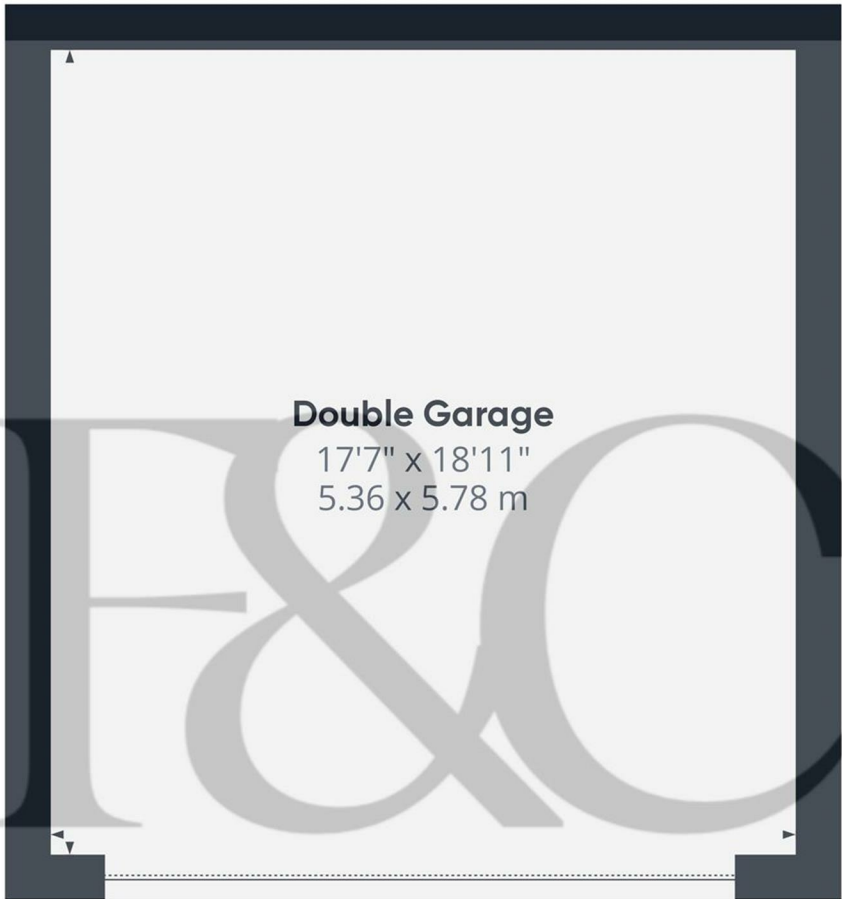
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Double Garage
17'7" x 18'11"
5.36 x 5.78 m

Approximate total area⁽¹⁾
341 ft²
31.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0 Building 2

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
2811.2 ft²
261.17 m²

Reduced headroom
10.79 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.